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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

V.

SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company; INSPIRADA COMMUNITY ASSOCIATION, a Nevada non-profit corporation; RONALD A. PETERSON, an individual, and JENNIFER C. CLARICH, an individual.

Defendants.

Case No.: 2:18-cv-00553-RFB-NJK

**STIPULATION AND
[PROPOSED] ORDER TO STAY
LITIGATION AND DISCOVERY
BASED ON PENDING
SETTLEMENT**

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff JPMorgan Chase Bank, N.A. (“Chase”), and Defendants SFR Investments Pool 1, LLC (“SFR”) and Inspirada Community Association (“Inspirada”) (collectively, the “Parties”),¹ by and through their respective undersigned counsel, stipulate as follows:

1. The instant action was filed on March 27, 2018. [ECF No. 1.]

¹ Defendants Ronald A. Peterson and Jennifer C. Clarich have not appeared in this action.

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2. Inspirada filed an Answer to Chase's Complaint on April 25, 2018, and on June
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4, 2018, SFR filed a motion to dismiss the Complaint. [ECF Nos. 7 and 16.]

4. As the case is still in its early stages, the Parties have not yet submitted a
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proposed discovery plan and scheduling order for the Court's consideration.

6. On June 6, 2018, Chase and SFR came to an agreement with respect to this
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matter, and are in the process of finalizing their settlement.

8. Additionally, Chase and Inspirada are discussing a possible resolution of this
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matter.

10. Given the pending settlement between SFR and Chase, and the settlement
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discussions between Chase and Inspirada, and to avoid wasting resources and incurring
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potentially unnecessary expense associated with discovery, the Parties agree to, and hereby
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request, a stay of this case, including but limited to: (a) a stay of Chase's deadline to respond
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to SFR's motion to dismiss; (2) a stay of the deadline to hold an initial conference pursuant to
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Fed. R. Civ. P. 26(f); and (3) a stay of the deadline to submit a proposed discovery plan and
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scheduling order.

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2 7. The Parties make this stipulation in good faith and not for purposes of delay.
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4 Dated this 11th day of June, 2018.

5 SMITH LARSEN & WIXOM

6 /s/Katie M. Weber

7 Kent F. Larsen, Esq.

8 Nevada Bar No. 3463

9 Katie M. Weber, Esq.

10 Nevada Bar No. 11736

11 1935 Village Center Circle

12 Las Vegas, Nevada 89134

13 Attorneys for Plaintiff

14 JPMorgan Chase Bank, N.A.

15 Dated this 11th day of June, 2018.

16 KIM GILBERT EBRON

17 /s/Diana S. Ebron

18 Diana S. Ebron, Esq.

19 Nevada Bar No. 10580

20 Jacqueline A. Gilbert, Esq.

21 Nevada Bar No. 10593

22 7625 Dean Martin Drive, Suite 110

23 Las Vegas, Nevada 89139

24 Attorneys for Defendant

25 SFR Investments Pool 1, LLC

26 Dated this 11th day of June, 2018.

27 WOLF, RIFKIN, SHAPIRO,
28 SCHULMAN & RABKIN, LLP

29 /s/Gregory P. Kerr

30 Douglas M. Cohen, Esq.

31 Nevada Bar No. 1214

32 Gregory P. Kerr, Esq.

33 Nevada Bar No. 10383

34 Jordan Butler, Esq.

35 Nevada Bar No. 10531

36 3556 E. Russell Rd., Second Floor

37 Las Vegas, Nevada 89120

38 Attorneys for Defendant

39 Inspirada Community Association

40 **IT IS SO ORDERED:**

41 
42 RICHARD F. BOULWARE, II
43 UNITED STATES DISTRICT JUDGE

44 DATED this 21st day of June, 2018.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on June 11, 2018, a true copy of the foregoing **Stipulation and [Proposed] Order to Stay Litigation and Discovery Based on Pending Settlement** was filed and served electronically via the Court's CM/ECF system to the following:

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/s/ Mindy Warner
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